

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

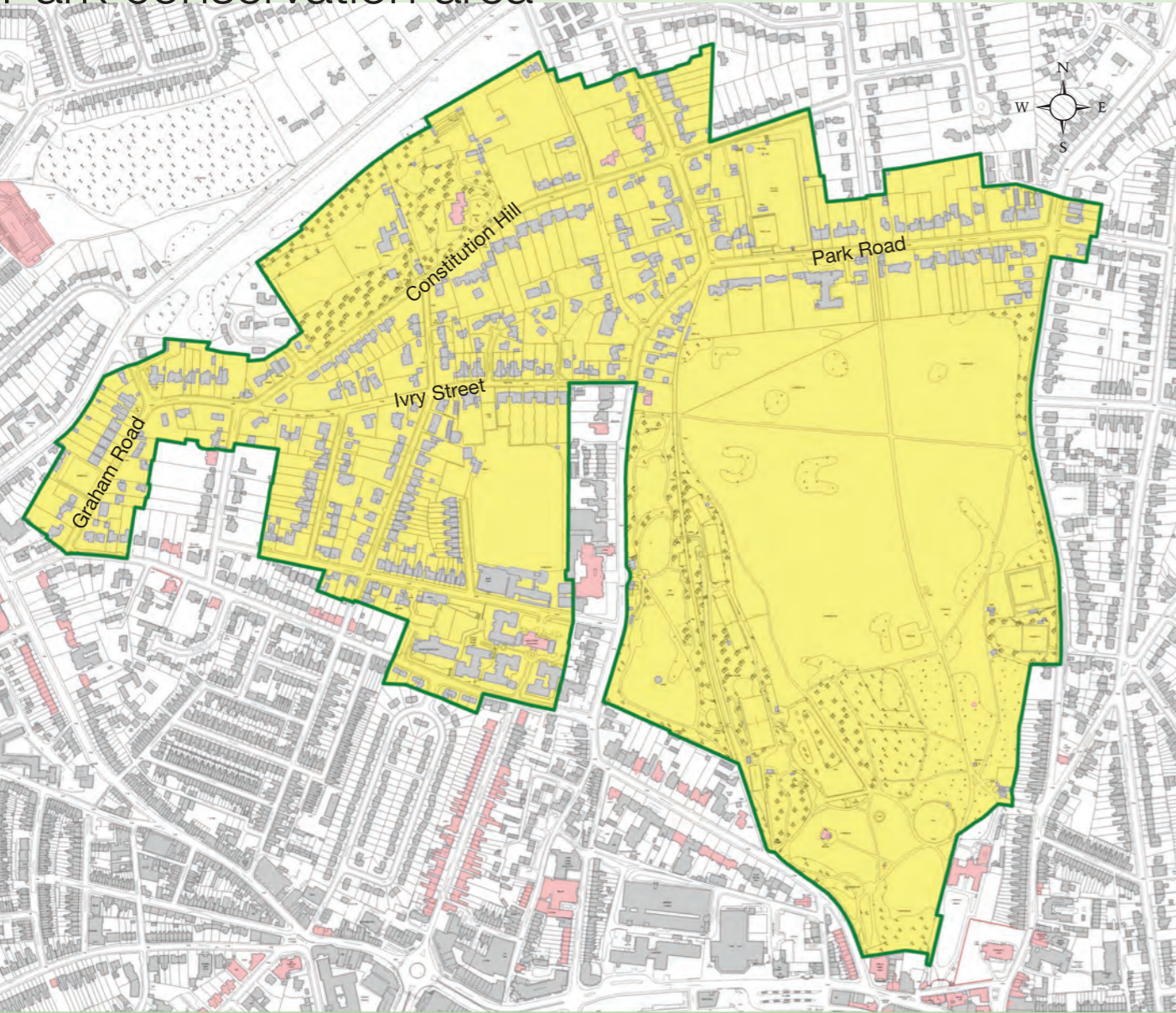
The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

Park conservation area



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1 introduction

Ipswich is fortunate to have a long and important history reflected in many fine buildings and areas, which are distinguished by their architecture and landscape setting.

This creates an attractive environment that is the product of many different eras. These areas are unique examples of our social, cultural and aesthetic past and must be safeguarded from indiscriminate or ill-considered change.

The Planning (Listed Building & Conservation Areas) Act 1990 states that:
"Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as Conservation Areas".

Planning Policy Statement 5: Planning for the Historic Environment also makes clear that:
"The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Guidance Note [PPG]15: Planning and the Historic Environment.

The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Planning and Development Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.

This designation is not intended to prevent all change or development, but to ensure the special character of the area is protected and enhanced, that proposed changes are subject to particular scrutiny and to try to ensure that it is appropriate to an areas' special character.

Although conservation areas often contain "Listed Buildings" it is not always enough just to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and Conservation Areas are intended to protect that environment. This is done through a number of additional planning controls, which mean that certain alterations, the demolition of buildings or parts of them (with particular exceptions), and works to trees require the prior approval of the Council.

This additional control is necessary because it is the appearance of the area as a whole that is important and this could be spoiled by unsympathetic work, which diminishes its special

character. Conservation area designation and control is intended to foster a more enlightened attitude to change and improvement.

This document has three main aims. These are to:

- provide an understanding of what is special about the character of the area.
- provide detailed guidance on the Council's expectations for all kinds of development and related proposals affecting conservation areas by way of its approved policies for the area;
- promote schemes of preservation and enhancement where appropriate;

The Park Conservation Area was designated in May 1985. Much of the architecturally important mid-Victorian development in Fonnereau Road had already been designated as part of the Central Conservation Area in 1974. The Norwich Road-Anglesea Road area and Henley Road west of Christchurch Park and the Christchurch Street-Westerfield Road area east of Christchurch Park were also designated as three Conservation Areas in February 1977.

25-33 Graham Road



2 extent of the conservation area

To the south and east, the Park Conservation Area has an almost continuous common boundary with earlier conservation areas.

The exception being a short section of Anglesea Road at the junction with Geneva Road.

On the north and west sides the area is bounded by the buildings and curtilages in the Anglesea Road Conservation area at the junction of Graham Road and Anglesea Road including all the properties in Graham Road including the curtilages backing on to Valley Road; Graham Avenue (excluding Nos.10 and 12); Constitution Hill including most of the unmade section of Dale Hall Lane; part of Henley Road (up to No.79 on the west side and No.60 on the east side); the

High Service Reservoir site in Elsmere Road and the properties in Park Road (including No.2 The Avenue, No.2 Manor Road and Nos.58-60 Westerfield Road before rejoining the boundary with the Christchurch Street Conservation Area at No.54 Westerfield Road. Christchurch Park is included within the area by virtue of having considerable landscape quality and being the focal point of the related Victorian development. Its importance is recognised by it being included on the English Heritage Register of Historic Parks and Gardens (Grade II).

3 reason for designation

The area contains three large and important Listed buildings: 'Woodside' Constitution Hill, a very substantial Suffolk white brick mansion with a prominent belvedere

Designed by the architects Cattermole and Eade in 1872 (Grade II*) and set in very extensive landscaped grounds; No.4 Constitution Hill ('Drumbeg') an important timber-framed and plastered detached inter-war house in the Tudor revival style designed in 1932 by the Ipswich antiquarian architect H Munro Cautley for his own occupation (Grade II); and No.77 Henley Road ('Highfield Lodge') a substantial detached villa designed by the architect J Rotherham Cattermole in 1870.

The character of the conservation area is also considerably enhanced by a large number buildings of special local interest in Graham Road, St Edmunds Road, Constitution Hill and Park Road which are referred to more specifically in Appendix 1. Although these are not regarded as being of national importance they have sufficient quality to make them noteworthy as far as Ipswich is concerned. Most are representative of the Victorian and Edwardian eras; but some notable houses were also designed in the 1920's by prominent local architects.

Designation of the Park Conservation Area in 1985 was undertaken in the light of a perception that while there were no great pressures for development at that time, the predominance of large houses within the area and the economics of maintaining them might lead to the conversion of these properties to flats or institutional uses which if granted planning permission might lead to:

- increased amounts of traffic being generated in the area;
- require new vehicular access arrangements to be made with the provision of adequate parking facilities which might, in turn, mean the loss of trees and/or the demolition of boundary walls;
- probably, necessitate changes to the buildings themselves to provide additional communal facilities.

Undoubtedly, if such changes were to take place, the character of the area could be eroded and its special character and appearance would not be protected and enhanced.

Furthermore, prior to designation, there had been several instances of gardens being severed to create building plots thereby increasing the density of the development to the detriment of the well established mature landscapes throughout the area. Unsympathetic development such as the flats built at the corner of St Edmunds Road and Warrington Road in 1976 indicated the potential damage that might be done to the character of the area if repeated.

One of the major visual assets of the area today is the large number of trees as a legacy of the Victorian expansion up the slopes of the basin to the rim. This led to the establishment of planting which is now so prominent over a wide part of the town and defines part of its overall character.



Christchurch Park Round Pond



No 77 Henley Road

4 statement of significance of the area

The Park Conservation Area was developed on high ground as a wealthy suburb and the area retains a strong framework of tree lined roads and large villas set within generous mature gardens often partly hidden behind elaborately detailed boundary walls. The focus of the area is Christchurch Park, whose tree line terminates many of the views from the conservation area. The area is notable for large Victorian and Edwardian villas and inter-war detached houses. Many have fine architectural features such as porches, turrets, authentic contemporary conservatories and original timber joinery. The palate of traditional and local materials, the majority being red and Suffolk white brick and slate or clay plain tile roofs, make for a harmonious architectural style throughout the area with the exception of a small number of later

20th Century infill properties. The prevailing land use is residential with some medical uses in Park and Henley Roads and the Ipswich School buildings on Ivy Street.

Many conservation areas are composed of individual parts, which, while creating a cohesive overall character, are often composed of smaller parts with specific identities and the special character of these identity areas is set out in greater detail in section seven. There are 10 identity areas as follows:

1. Constitution Hill
2. St Edmunds Road East
3. St Edmunds Road West
4. Graham Road
5. Broughton Road
6. Ivy Street
7. Warrington Road
8. Park Road
9. Ipswich and East Suffolk Hospital, Main Block
10. Christchurch Park

5 historic development of the area

The population of Ipswich, about 33,000 in 1851, doubled by the end of the century. During this time a large new residential area developed, west of Christchurch Park, and generally between Norwich Road and the route of the modern Valley Road. The Royal Cavalry Barracks (the site is now occupied by housing in Geneva and Cecil Roads) were built in 1795 and the East Suffolk and Ipswich Hospital was opened in 1836 on the fringe of the then built up area. By 1830, a start had been made on Berners Street, the southern end of Orford Street, High Street and Fonnereau Road. The latter took its name from the Fonnereau family who had occupied the Christchurch Mansion from the early 18th century and who owned much of the surrounding land. It was W C Fonnereau from whom the then Ipswich Corporation acquired the land to relocate the Grammar School in 1851 (later to become the Ipswich School). This set the pattern for later adjacent residential development along Henley Road, being designed and built of the same general style with similar local red brick. At that time also, the Fonnereau family sold part of the higher ground of their estate between Henley Road and Paget Road. This was divided into small lots and acquired by speculative builders who erected a wide variety of dwellings, from small terraced houses to grand villas set in large grounds, but all strongly characterised by their limited palette of traditional building materials, particularly locally derived bricks. Geographically, the main part of Ipswich lies within

a basin at the head of the River Orwell, but the biggest houses made the most of what were regarded as healthier conditions to be found at a higher elevation on sand and gravel sub-soil to the north. These houses usually had extensive grounds, lavishly planted. This provided a heritage of mature trees which, combined with those in Christchurch Park and the Arboretum, give central Ipswich a tree dominated skyline. Other adjoining land, belonging to John Orford, was similarly sold and developed up to the end of century, but as development moved further out and as the later part of the 19th Century progressed, wealthier patrons were able to build larger houses on more spacious, well landscaped plots. In the late Victorian and Edwardian developments, which took place mainly between 1880 and 1914, the majority were distinguished large villas for wealthy local patrons and built by highly skilled local building contractors. The apotheosis of this was the development of Park Road with grand architect designed houses largely built over the period 1894-9 on some of the highest ground in the area. The houses on the south side commanded magnificent uninterrupted views over the Christchurch Park and the town centre below. Thus the structure and character of the area was established. In essence this is still the case today although some infilling development has taken place at intervals, particularly in the Henley Road area in the late 1920s and to a limited extent around St Edmunds Road in the 1930s and 1960s.

6 archaeological significance of the area

There have been a variety of archaeological finds in Ivy Street and Constitution Hill from Prehistoric and Mediaeval periods. Any new developments within this conservation area will

need to take account of the sites archaeological significance. In these circumstances the Council may impose conditions requesting an archaeological watching brief.

E White's map of 1867





Woodside



Woodside entrance gates



Woodside - designed by Cattermole and Eade in 1872

7 architectural and historic characteristics

Many conservation areas are composed of individual parts that while creating a cohesive overall character are often composed of smaller parts with specific identities.

The inclusion of buildings in this section is not intended to be comprehensive and is intended to illustrate the range of building types, styles and materials in the conservation area. If a building is not included this should not be taken to indicate that it is of no interest.

Conservation boundaries and descriptions are subject to periodic review (as required by legislation). The Council reviews conservation areas on an approximately 5 year cycle. This description is based on the appearance of the area in the late 1994 but with minor revisions and resurvey on 2002 and 2004.

As a large conservation area, the character of the area is not strongly homogeneous overall, but varies according to topography, landscape features, the relative disposition of open space and in particular, changes in architectural fashion particularly towards the end of the 19th Century; and the extent to which some degree of infilling and new development has taken place in otherwise homogeneous identity areas. The conservation area has therefore been divided into a series of identity areas where this special character is more marked.

7.1 Constitution Hill Identity Area

Constitution Hill rises from the south-west to north-east, quite steeply to its junction with Warrington Road and thereafter rises more gently before curving round to Dale Hall Lane where it becomes flat. On the north side a prominent cul-de-sac of modern houses in Brackenbury Close is visible just outside the conservation area. Tucked below steeply rising ground and set back from the road with a background of trees which seems to diminish its scale is Westwood Cottage a pleasant small red brick Victorian house of 1895. Beyond, the heavily wooded grounds of two large mansions rise above the road. The most westerly is 'Westwood' a large Victorian mansion of 1875 (now enlarged and extended to form part of Ipswich boys school) hidden behind dense vegetation contained by mesh fencing. It is only glimpsed from its entrance opposite Warrington Road. Here there are attractive radiused entrance gateway walls in Suffolk white brick and a small gate lodge 'Westwood Lodge' designed by the architect J S Corder in 1902 built in white brickwork, white painted timber joinery and a roof with bands of fish-scale Welsh slates. It makes a pleasant restrained composition and a notable incident in the street scene. On the south

side at the southern end are three detached houses of 1976 which are built of materials uncharacteristic of the area as a whole. Because their grounds are well landscaped they perhaps have a neutral effect on the character of the street - neither enhancing nor detracting from the character.

At the crest of the hill is 'Woodside' an outstanding Victorian mansion designed by the Ipswich architects Cattermole and Eade in 1872 and Listed Grade II*. The landscape of 'Woodside' has matured but this imposing house with its tall belvedere can still be seen towering over the surrounding trees behind the low Suffolk white brick boundary walls. The main entrance to Woodside is set back from the road with rising balustraded wing walls leading to impressive substantial brick gate-piers (sadly now missing their gates). The cast ornamentation may be a rare survival of the locally made mid-19th Century Ransome's Patent Stone. Mid-way along this frontage (adjacent to a side gate with attractive ironwork panels leading to 'Woodside') is a rare surviving item of street furniture - a tall Victorian cast-iron sewer vent pipe with a crenelated top made by Bakers Ironfounders of London.

Opposite at No.21 the street scene is enhanced by an original, wide, mid-Victorian entrance gate in timber with elaborate hinges and incorporating spiked iron railings. The house by E F Bisshopp probably dates from 1879 and was extended in the 1960s for school use. Also on the south side of the road to the east of No.21 are three pairs of impressive semi-detached houses dating from 1900, also designed by Bisshopp in an attractive warm red brick with clay plain-tiled roofs attractively offset by white painted timber joinery.

The high boundary walls are in an identical brick and the pavement crossings are laid out in granite setts, some with quadrant stones at the kerbs. The entrances were designed to be flanked by piers with cappings and large ball finials in red terra-cotta. These survive at No.17 (and at No.9 further east) but at No.13 only the bases survive while at Nos. 19 and 15 they are completely missing. The setting of the houses would be greatly enhanced if the missing components were reinstated. The position of these finials (even though not complete) sets up an attractive visual rhythm of entrances in views to the south-west.



Woodside paddock and kitchen garden

As the road curves, the sense of enclosure created by the trees in the street is broken on the north side by the paddock to the east of 'Woodside' hidden behind a tall close-boarded fence. Because the ground slopes away behind the fence, an open view to the sky is made more impressive. From Valley Road, there is a memorable view into the conservation area dominated by the rising slope of the extensive paddock and the kitchen garden and outbuildings to 'Woodside' to the south of it. This open space greatly contributes to the character and appearance of the area and is one of its memorable characteristics.

To the corner with Dale Hall Lane, the scale of No.5 Constitution Hill dominates. This large house designed by J A Sherman in 1903 has a massive timber-framed attic gable flanked by projecting five-sided corner bays rising through two-storeys which until recently were capped by copper cupolas with pinnacles. The cupolas have now had the copper replaced by lead which has lessened their particular contribution to the northward views in lower Dale Hall Lane.

Southward views in Dale Hall Lane, from Constitution Hill are very open with occasional large mature trees to the property boundaries predominating. Until 2007 the lane had an

from left to right
No 5 Constitution Hill and
No 15 St Edmunds Road



unmade surface and informal grass verges. It has since been resurfaced to accommodate a cycle way however the grass verges and dense tree cover have been retained. The scale of infill development (primarily from the early 1960s and the early 1980's) is low and well hidden behind brick boundary walls. The Lane retains a distinct rural character quite unexpected within an urban area and is much more redolent of the countryside.

To the north of Dale Hall Lane, the red brick boundary walls on both sides of Constitution Hill dominate. The fine timber-framed and plastered detached Tudor revival style house designed in 1932 by H Munro Cautley (Grade II) can barely be glimpsed above the wall or from the entrance despite being located close to the road. To the junction with Henley Road, the red brick boundary wall to No.75 Henley Road sets a rhythm of panels and piers with the panels containing lines of cut chevron bricks which echo the gable and eaves details on the house itself.

In south-westward views along Constitution Hill from Henley Road, it is the trees within front gardens and which partly overhang the road which create a strong sense of enclosure.

7.2 St Edmunds Road (East) Identity Area
In views from Henley Road, the street is dominated by the landscaping of front gardens. In the middle distance the road bends and the trees in the side garden of No.44 Warrington Road are important in closing the view and reducing the apparent length of the street when viewed from both ends.

The earliest house in the street is the very attractive and distinctive No.15 designed by E F Bisshopp for his own occupation in 1889. He subsequently designed the three pairs of large attractive semi-detached houses set slightly below the road to diminish their scale.



These houses are very similar in overall design but have subtle differences of detailing. Nos.1-3 were the last of the group to be built (1899). They have shallow bowed and modillioned ground floor bays with sash windows containing glazing bars with very narrow glass panes. The main gables within gambrel roofs and the lower central gables are roughcast. Nos. 5-7 were built in 1897 have smooth rendered gables and have an asymmetrical ground floor appearance with Tuscan columns flanking the entrance on the right-hand house and with a modillioned gable to the roof above, while the left hand house has a large stair window with leaded lights. Nos.7-9 built in 1894 have attractive Venetian windows but the gables are conventional in shape and are half-timbered. These six houses are unified by the use of an attractive warm red brick with clay plain-tiled roofs offset by white painted timber joinery, and are similar to those by the same architect in Constitution Hill (see above). They also have distinctive tile-clad steeply pitched gate piers to the red brick front boundary walls. All have 'crinkle-cranckle' brick rear boundary walls. No.1a, the former Coach-house adjacent to No.1 with its first floor red clay tile hanging is also by Bisshopp and is now in residential use.

On the north side of the road, the eastern part remained undeveloped until the 1930s when St Edmunds Place was created as a cul-de-sac with the plots developed as detached dwellings, mainly between 1936-38. Several further two-storey detached houses have also been built on individual infill plots on the north side of St Edmunds Road. While none of these houses are of any particular architectural interest, their scale generally and the spaciousness of the plots has allowed for generous landscaping which has matured to hide most of this short but very narrow cul-de-sac from view thereby greatly reducing its presence off St Edmunds Road. The single tree in the verge to the corner of the cul-de-sac greatly contributes to the landscape quality of the street.

Westwards, towards Warrington Road, four attractive pairs of tall, red brick Edwardian three-storey houses were built in 1904. These red brick houses retain most of their original window joinery of six-light top sashes and single-light bottom sashes, characteristic of the period and retain attractive doorway detailing. They are set slightly above the road accentuating their height, but the planting in surrounding gardens helps to mask this to some extent. No.12 retains the only pair of gate piers with their original large terra-cotta ball finials. These originally capped all the front gate piers to the four pairs and the reinstatement of the remainder would enhance the appearance of the street.

Between the two central pairs of houses, a small cul-de-sac of bungalows (Greenways Close) was built in 1957. These are of no particular architectural interest and have a limited impact on the area as a whole. The small scale of the bungalows is emphasised by the tall mature pine trees to the rear (in the curtilage of No.21 Constitution Hill). This forms a strong backdrop.

To the south-east corner of Warrington Road are a group of flats built in 1976. These are three-storey, built in a brick type notably inappropriate to the general prevailing colour and texture. The very plain appearance is exacerbated by the use of a window type with proportions out of character with the area set in openings without reveals and by being generally unsympathetic in scale and proportions. The open forecourts, with their failure to respect the prevailing boundary treatment of brick walls or fences, are particularly regrettable.

There are tarmac surfaced footpaths on both sides and roads without any distinctive margins.

From left to right
Nos 1-3 St Edmunds Road
26-28 St Edmunds Road



St Edmunds Road West

7.3 St Edmunds Road (West) Identity Area

To the west of Warrington Road, the road is unmade and slopes down to the west. It is artificially narrowed by informal planting to the verges, reinforced by overhanging boundary planting within the curtilage of No.27 Warrington Road and Nos.23 and 25 St Edmunds Road. The deciduous trees on the north side and the coniferous trees on the south side close the view at this point. There is an attractive glimpse of the Tudorbethan timber-framing to the gable of No.25 built in 1927. In the vicinity of No.32, the unmade section widens out but the bungalows built in the 1950s on each side of the road at this point are of no particular architectural interest but are well hidden in mature, well stocked gardens. The houses on the north side are rendered and painted white and have attractive gable and chimneys with a backdrop of a mature horse chestnut tree to the skyline. Boundary screening is primarily formed by split timber paling fencing on low brick walls.

At the junction with Broughton Road there is a most attractive southward view to the small Suffolk White brick mansion (No.25 Broughton Road) by the Ipswich architect Alfred Hubert and built in 1875. From here St Edmunds Road narrows considerably to be barely wider than a track and plunges steeply downhill toward the bottom of Constitution Hill. The scrub planting in the verge becomes dense and combined with the planting within the large garden of No.36 the winding alignment of the upper part of the track gives an almost rural appearance. The pleasing semi-rural character of the conservation area at this point is determined primarily by the informality of the highway; the prominence of trees in relation to the scale of development and the steeply sloping topography.

Holly, sycamore and robinia trees create a thicket of growth to both sides of the track. On the south side, the original Suffolk white brick walls of the side boundary of No.25 Broughton Road remain clearly visible and help define the downward curving alignment of the track. Openings through the wall gives access to two houses in a modern white brick built in the 1990s on the site of the former tennis courts. At the bottom of the slope the view opens out to the junction with Constitution Hill, Paget Road and Graham Road and there is a panoramic view to the extensive tree cover in the grounds of Nos. 51-53 Graham Road. In views in the opposite direction from the base of the hill, the planting within the verge and the garden of No.36 St Edmunds Road together with the trees climbing up the slope in other gardens creates an effect of lush greenery which gives the appearance of an even lower density of development than is actually the case.



7.4 Graham Road Identity Area

In the northern part of Graham Road, the curvature of the street is important in emphasising the boundary treatments, particularly on the outside of the curve (the north side). The street is densely tree'd creating considerable enclosure when viewed from both directions between the bottom of Constitution Hill and Graham Avenue.

The houses to the northern side of Graham Road are of particular local interest. No. 45 is a large detached house (now a private nursing home) designed in 1889 by the Ipswich architect J S Corder in free Arts & Crafts style. It is set well back from the road behind large open forecourt with a large chestnut and pine trees. Nos. 47-47a 'Durham Lodge, No.49 and Nos. 51-53 were all built in 1880 in Suffolk white brick with Welsh slate roofs. Nos.47-47a have retained their original traditional painted sash windows with glazing bars but No. 49, similar in style but with different ground floor bays, has had some of the glazing bars removed. Nos. 51-53 are semi-detached, with their gables facing the road. Ground floor front bays extend to form a linking porch/verandah with paired central doors. Although largely intact, some of the original fenestration has been lost. All these houses retain their Suffolk white brick open-lattice-panelled boundary walls. These are a distinctive linking feature at this point in the street. Four extremely tall slender pine trees in the front garden of No.51 are also a notable townscape feature, while the chestnut tree at No.45 together with the two trees on the opposite side (at the east end of Nos.28



and at 30) are crucial to the narrowing of views and sense of enclosure to this part of the identity area.

At the corner of Graham Road and Graham Avenue are a well-modeled block of flats built in 1978. The scale and general massing are in sympathy with No.45 Graham Road. The flats and are well set back behind pine trees which give a strong vertical emphasis and allow the impact of the flats to recede.

The southern part of Graham Road has a generally more open character. At the southern end, on the west side, the houses are generally set slightly below the road in well landscaped gardens. No.3 is a distinguished mock-Tudor design of 1924 in red brick with a red plain-tile roof to an L-shaped plan by the architect Leslie Barefoot. Mid-way along, the Bowls Club creates a sense of spaciousness and gives pleasant views over its boundary fence to Valley Road beyond (outside the conservation area).

In southward views, the tall pine trees in the garden of No.3 and the trees to the boundary of No.10 are important. In views northward, the sequence of gables and tall chimneys to the series of large detached houses Nos. 25-33 and the semi-detached houses Nos. 35-41 create an important sense of rhythm. The detached houses were designed by the architect H J Wright in 1898 while the semi-detached houses date from 1906.

Clockwise from top:
No 49 Graham Road
Nos 25-33 Graham Road
Nos 51-53 Graham Road
Durham Lodge Graham Road



Several of the detached houses were at one time converted to flats, a hotel and a nursing home with a consequent alteration to boundary walls and forecourts but in recent years these have returned to single family occupation. Most of these houses have attractive red brick boundary walls and gate piers (with the exception of No. 27 (where they have been demolished). The sequence of gate piers also sets up a visual rhythm to the frontages. Forecourts are given over to shingle dressing (Nos. 25-27); tarmac (Nos. 29-31) or concrete (No.33) which, without any landscaping detract from the otherwise strongly residential character of single houses with gardens.

On the east side, the former Graham Court Hotel site on the corner with Anglesea Road was redeveloped in 1995-6 to provide 5 detached infill dwellings in a buff brick and slate roofs to harmonise with the characteristic Suffolk white brick dwellings of Anglesea Rd. These are part screened behind existing a Suffok white brick boundary walls and new buff brick walls. The remainder of the east side of Graham Road is defined principally by its landscaping, with a mixture of development on plots developed in the 1930s or 1950s or converted from earlier outbuildings. None are of particular architectural merit and several of the houses are well set back behind front garden trees.

Graham Road is paved throughout in 600mm concrete slabs with stone kerbs. At the northern end, on the northern side, between Graham Avenue and Constitution Hill - there is a single line of white granite setts to the gulleys while in the southern part, on the west side, between Graham Avenue and Anglesea Road - the gulleys comprise two lines of red granite setts.

Broughton Road



7.5 Broughton Road Identity Area

This street rises gently from south to north and comprises mainly late Victorian detached and semi-detached houses on the west side, while the east side has seen infill development at various times on either side of No.26, a very substantial house in an elevated position mid-way along the street frontage.

On the west side, the houses have a strong general unity of scale and materials and were built mainly between 1882 and 1894. All have Welsh slate roofs and traditional painted timber window joinery. Several houses have attractive wavy timber bargeboards to gables. These are echoed in the detailing of garages to the new houses opposite. The houses on the west side are built in Suffolk white brick (with the exception of No.5 in red brick with white brick dressings). Boundary walls are also predominantly built of white brick with tall piers and cappings at the southern end of the street, but are more truncated at the northern end. Several trees add distinction to the street scene and the silver birch tree at No.9 provides an interesting contract to the large copper beech at No.15 and the tall Scots pines beyond on the opposite side of the road.

Mid-way along the street, a Suffolk white house and converted outbuilding with a red machine-made plain tile roof break forward to the back of footpath. These partly screen a new detached house in a cream brick built on a severance plot.

Beyond lies 'Oaklands' No.25, an attractively proportioned and elaborately detailed detached house designed by the Ipswich architect Alfred Hubert in 1872 and incorporating an impressive entrance porch of rusticated and vermiculated artificial stone blocks with a floral frieze over and a white brick facade with ashlar dressings. Unfortunately, the house has lost its original roof covering of Welsh slate and now has an unsympathetic and inappropriate concrete tile covering and oversized and ill proportioned dormers. (The original design had shaped lead or iron dormer face panels to each side of a similar oculus window). The frontage is contained within an white brick wall with substantial gate pier cappings and an elaborate balustrade, probably built of Ransome's patent stone components.

On the east side, detached houses completed in 1987 in a yellow brick to broadly emulate Suffolk white brickwork are in scale with the area, and are contained within brick boundary walls which sympathetically reflect those of the area generally. The design of these houses fail to capture the spirit of the prevailing architectural character. The stunted chimney stacks, horizontal

window proportions and openings without reveals compare unfavorably to the quality of the C19 houses opposite.

No.26 dominates the street. This large three-storey Suffolk white brick house built in 1880 once had spacious grounds to both north and south. It is set above the road behind quite high white brick boundary walls. The principal facade with a square two-storey entrance bay and a flight of steps was designed to face south over the gardens. This elevation is now disfigured by large dormer widows containing asymmetrical metal casements. These are totally out of sympathy with its architectural character. The facade to the road, which contains a pair of double height bays, also has unsympathetic casement windows. What remains of the curtilage on the south side is now a large unattractive car park. The line of trees to the frontage when in leaf, (together with the large copper beech tree opposite) divide the street visually into two. On the north side of No.26, modern detached houses built in 1963 and 1950 respectively, are partly obscured in diagonal views by the planting in well established front gardens.

Poles with overhead telephone wires adjacent to No.25 are partly obscured by the adjacent street, but the pole and overhead wires in the vicinity of Nos.28-30 are more prominent and detract from the appearance of the street.

The footpath surfaces are a mixture of materials which disrupt the appearance of the street. At the southern end, one third of the paths on both sides of the street have been laid in small, stark, white concrete slabs with an in situ concrete strip adjacent to the kerbs (also in concrete). The plain concrete pavement crossings are similarly dominant. Fortunately, the gulleys retain their three or four lines of attractive original granite setts which provide the pleasant contrast of a natural material. These setts extend on both sides throughout the street. The remaining two-thirds of the street retain their original stone kerbs. These are in good condition, but the footpaths are a mixture of tarmac or tar surface dressing over 600mm slabs. The stone kerbs, larger concrete slabs and lines of granite setts best relate to the character of the street.

7.6 Ivory Street Identity Area

Ivory Street runs from Paget Road, east to Henley Road. Both extreme ends of the street are included in two adjoining conservation areas. In between these two points the remainder of the street has a mixed character. From its western end, until the junction with Warrington Road, Ivory Street is purely residential with large properties

both modern and Victorian on either side with many mature trees giving a character that harmonises with other roads in the area. The street gradually inclines from Broughton Road to Warrington Road and then levels out towards Henley Road with views of Christchurch Park at the end. From the junction with

Warrington Road the street changes character due to the mixture of residential, medical and educational uses.

On the northern side of the street the conservation area starts at Nos 44 -46. A pair of modern flats which are low rise and set back from the road which helps to diminish their impact on the street scene. The properties are bounded by trees and hedges and there is a large gravelled frontage.

No 52 “ Beecholme” is a large detached Victorian red brick house on the corner of Ivory Street and Broughton Road. It is a very attractive house with terracotta detailing and a steeply pitched clay tiled roof with decorative chimney stacks at

the gable ends. There are two full height bays with turret clay tiled roofs and terracotta finials. There is some attractive terracotta decoration

above the bay windows on the ground floor and a large terracotta panel above the first floor bays with cornices. The house has a high red brick boundary wall with an entrance to the front with plain gate piers with large stone ball finials.



48-46 Ivory Street



44 Ivory Street

On the opposite corner of Broughton Road are Nos 50a and 50. Two modern red brick detached houses with slate roofs whose materials blend in with the general character of the area.

Next door is a large red brick Victorian house which although it fronts Ivory Street it is in fact No 3 Warrington Road and is described in that identity area.

No 48 is on the corner of Warrington Road and Ivory Street. A large two storey white brick house built in 1860. This is a very attractive house with an entrance porch and the original paneled door via a flight of stone steps. Above the front door is a small pedimented gable with a window beneath. To the right hand side of the door is an original conservatory. To the left of the door is a single storey bay, added in 1882, with curved brick walls 12 light sashes and a flat roof. On the Warrington Road elevation there are a further two single storey curved wall bays with 12 light sashes.

Adjacent to this house starts a terrace of three red brick Victorian houses of differing architectural styles and detailing. No 46, “Ivory Cottage” is a large three storey house with a low hipped slate roof and white brick string courses marking the floors. On the ground floor there is a large slate pitched roof square bay with three sash windows and wide brick mullions. The entrance is arched with a six panel door with a plain arched fanlight To the front is a low red brick boundary wall with tall gate piers with stone capitals.

No 44 is attached to No 46 but is very different in style being two storeys with white painted brick quoins and a low pitched slate roof. A continuous slate roofed canopy incorporates the bay windows and the front door. The front door has a pilastered doorcase and the original door with glazed panels.



Holly Road

The last house in this small terrace is No 42 a two storey house with a steep hipped roof in concrete tiles. On the first floor are two 12 light sashes and on the ground floor a large bay with 12 light sashes and a rendered parapet. The front entrance has a large doorcase with tuscan columns and dentilled cornice and the original front door with glazed panels. There are three stone steps leading to the front door and a low red brick boundary wall with tall gate piers with stone capitals.

The next two houses in the street Nos 38 and 36 are very different in style again. They are a pair of Victorian villas “South View”. Built in 1895 in red brick with slate roofs, the pair share a pitched roofed central gable with bay windows on first and ground floors. At the top of the gable there is a decorative terracotta panel and a date panel. On the ground floor the bay windows have stone heads and mullions and the inscription “South View”. The entrance doors are either side of the gable and have pitched clay tiled canopies with timber decoration. The front door of No 36 is original with stained glass panels, No 38 has a modern porch door. Both properties have a low red brick boundary wall with No 36 having a large entrance to a side driveway with gate piers capped with domed stone finials.

No 34 is a large detached painted brick house called “Cambridge Villa”. The house has two gables with and two flat roofed bays on the ground floor. All the windows have their original joinery and the entrance has a large pilastered doorcase and the original front door with stained glass panels. There is a modern extension well set back on the left hand side with a large arched window on the ground floor and a modern sash on the first floor. To the front of the property is a low curved white brick wall.

The next six houses are a terrace of paired red brick Victorian villas Nos 30 -26, Myrtle Villas, Olive Villas and Rose Villas. All six are identical in style and detail with slate roofs, paired sashes under a gable. The ground floor bays extend to form a linking clay tiled porch with paired recessed entrance doors with a central decorative support. Nearly all the doors are original with a glazed top panel, Nos 20 and 24 have had modern porch doors inserted. All six houses have low red brick garden walls.

This terrace ends at the junction of Ivory Street and Holly Road. Holly Road is a small and quiet no through road with a terrace of identical houses Nos 1 - 19 on the east side of the road. These houses are identical in style to Nos 10 - 26 in Ivory Street. On the Western side of the road is the playing field of Ipswich School screened by a high hedge. At the end of the road is the school's car park surrounded by high fencing.

From here the street changes character as the buildings of Ipswich School start and continue until the junction with Henley Road. These buildings are a mixture of modern and Edwardian large scale buildings. Two of the earlier buildings were originally built as the preparatory school in 1907 by Bisshopp and Cautley. A large massed gabled building with a steeply pitched clay tiled roof in red brick with tall vertical windows. The same architects built a two storey workshop and changing rooms with an outside stair in red brick with hipped roof and gables in 1908. These buildings are still part of the range that fronts onto Ivory Street and are now linked by a modern full height extension in red brick. These buildings mark the end of the conservation area on this side of the road.

Right and below
Ipswich School
Preparatory Block



The south side of Ivry Street starts with No 11 a detached red brick house with a slate hipped roof, a very plain front elevation with a burnt brick string course. A high red brick wall connects No11 with No 11a

On the corner of Warrington Road and Ivry Street is No 1 Warrington Road which is described later. Attached to No1 is No 11a, built in 1904 in white brick it has a Flemish gable incorporating a plain stone panel. On the first floor are a pair of sash windows and on the ground floor a triple sash window. Above these windows is a brick dentilled cornice. Access to the property is through a wooden gate in the brick wall joining No11a with No 11 Ivry Street.

On the opposite corner of the junction with Warrington Road is No 10 Warrington Road which has elevations facing both Ivry Street and Warrington Road and is described in the following section

No 9 Ivry Street is a semi detached red brick house with a pitched slate roof. There are two four pane sash windows on the first floor and two four light sashes with small stone pediments and modern timber painted external shutters on the ground floor. To the center is a pitched slate roofed porch with the original four panel door and plain rectangular fanlight. To the front is a low red brick boundary wall with pierced panels and small plain gate piers.

No 7 is a small detached red brick modern house which is lacking in scale and detail. This fact is further emphasized by the adjoining properties. Ivry Lodge (Nos 1 & 2) were built in 1856 and are a pair of two storey semi detached buildings in



The rear of Anglesea Heights

red brick with hipped slate roof with large overhanging eaves. Both buildings have a four window range with 12 light sashes. There are decorated panels of brick below the upper floor windows and raised bands of brick at eaves level. These buildings were originally the residence of the C.O. Militia Depot but are now in Local Health Authority use and have suffered from some unsympathetic alterations. These include a single storey brick extension to the front and a large tarmaced car parking area to the front and side of the properties both of which detract from the special interest of these buildings.

Next door to Ivry Lodge is a modern doctors surgery, a single storey front elevation in red brick, its lack of detail adds to the disjointed character on this side of the street. Next to the surgery is the new Ipswich School Preparatory block built in 2006. From the school until almost the end of the street runs a 1 m high red brick wall which forms the rear boundary of Anglesea Heights, a private residential home for the elderly, formerly the Main block of the East Suffolk Hospital.

The rear of the main block has been refaced in red brick with a single storey extension to the front and ramp access to a large two storey arched glazed entrance and window. The building is three storeys with a five window range with 12 light sashes. Two glazed extensions have been added either side of the main block, one is a large conservatory the other a porte cochère.

A number of bungalows with clay tiled roofs have been built on the site of demolished hospital buildings to the right hand side. These buildings are not built in materials which harmonise with the surrounding buildings but the boundary wall does help to conceal them. The rest of the area is a tarmaced car park with a large entrance on Ivry Street with plain gate piers. One of the remaining buildings from the old hospital complex is the Pathology laboratory, a two storey red brick flat roofed building built in the early 1900s. The building has aluminum casement windows with gauged brick arches with stone keystones. On the side elevation is the large stone entrance with Pathology inscribed in a stone panel above the wooden entrance door. This building is now in Health Authority use.

Ipswich School, Ivry Street



7.7 Warrington Road Identity Area

Warrington Road runs from Anglesea Road in the south to Constitution Hill in the north. The road slopes steeply up from Anglesea Road and then gently inclines from Ivry Street to St Edmunds Road. From St Edmunds Road to Constitution Hill the road becomes fairly level. The houses in this road are in the main large substantial late 19th and early 20th century family homes with fine detailing. Nearly all the properties retain their boundary walls which gives the road a feeling of enclosure enhanced by the number of mature trees in front gardens. Views to the north are enclosed by these trees and a large bank of trees terminate the view at Constitution Hill.

Looking south the view is more open with a vista down Orford Street and over the town to the tree line of Gippeswick Park in the distance.

Warrington Road begins with two corner properties either side of the road with elevations on both Warrington Road and Ivry Street. On the east side of the road is No 1 Warrington Road a two storey double fronted white brick corner property built in 1866 by J T Joliffe. On the Warrington Road elevation it has a three window range with 12 light sashes. Four raised brick pilasters rise the full height of the façade and a stucco pilastered doorcase surrounds a modern door. On the Ivry Street elevation there is splayed bay window.

The eastern side Warrington Road has a number of mostly detached Victorian and early 20th century houses all with mature grounds. No 3 is on the opposite corner of Ivry Street and Warrington Road. A large detached red brick

Above original capping gate piers
From left to right
Warrington Road view South
and No 7 Warrington Road



Victorian house it has a slate pitched roof with a modillioned timber cornice at eaves level and two full height pitched roof bays with sash windows. The front entrance, which faces onto Ivry Street, has an attractive original glazed porch which spans between the two bays and a large arched front door. To the front is a low modern red brick wall with the original tall gate piers with projecting brick bands and the original wrought iron gates. To the front of the wall is a tall modern sewer vent pipe disguised by a large copper beech tree.

No 5 is a detached red brick house with projecting gable to the front with a half timbered gable end. The ground floor bay has stone mullions and decorated stone window heads. To the left of the house is a red brick carriage block with a pitched slate roof which is now garages.

No 7 “Hurstlea” is a detached white brick Victorian house with red brick banded decoration and stone quoins. Full height bays with sash windows, decorative terracotta bands and stone window heads sit either side of the entrance. The large entrance, with the original six paneled door, has red brick pilasters topped with a stone entablature with decoration and a large keystone from which is suspended a lantern. To the front is a white brick boundary wall with railings and a hedge and two pairs of gate piers with red brick bands with stone cappings.



No 9, “Sunnyside” was built in 1880. An attractive two storey double fronted detached house of white brick with red brick quoins. It has a brick string course and decoration to two gables facing the road. The building has a steep pitched slate roof, a five window range of two light sashes in pairs under the gables. The windows have stone pilasters with acanthus leaves surrounds. A canopy over the central doorway is supported on slender timber pillars. A conservatory is sited at the south of the house and a red brick former coach house and stable with a loft above is set back and is now garages. To the front is a white brick garden wall with gate piers with ornamental domed stone slabs.

No 11 is a large detached 1900's house. The house has a long two storey front elevation, the first floor has a four window range with triple sash windows with six light top sashes and plain bottom sashes. The ground floor has a three window range with a large entrance door with glazed panels and a canopy. Large mature trees to the front mostly obscure the house and there is a low modern cream brick garden wall.

No 17 is a large detached three storey house in red brick by F Crossley and built in 1899. A full height gable faces the front with a half-timbered third storey with four small four paned sash windows. All the windows have their original joinery with six or eight light top sashes and plain bottom sashes. On the first floor there is a large six panel stained glass window. A large original timber glazed porch leads to the front door. To the front a low flint wall runs the length of No 17 and No 19. No 19 is very similar in design to No 17 but is slightly larger and includes a date panel with the date 1900 in the top of the half-timbered gable. This house has a brick arched entrance and the original door. The front garden has been laid in tarmac for car parking however some trees remain to screen this feature.

No 21 is a small two storey red brick house with white brick quoins and a low pitched slate roof. This was originally the lodge to the large house now No 23 but formerly known as “Uplands”. An unattractive modern red brick extension has been built on the front of the ground floor with modern casement windows. All other windows have been replaced with modern casements. To the front all garden has been laid in concrete for car parking with an unattractive wooden paling fence. Next to this house there is a large open space, this being the garden and rear elevation of No 23 faces Warrington Road, but the front of the house is on St Edmunds Road West. This arrangement gives an open aspect to this part of Warrington Road. The garages to No 23 are housed in a small red brick building with a pitched slate roof which front onto Warrington Road.



From top to bottom
No 19 Warrington Road
No 27 Warrington Road

No 27 “Stanford House” was built in 1880 by Edmund Catchpole. This two storey detached house with an attic facing St Edmunds Road is now flats. The house is of white brick with a low pitched slate roof. There is a three window range of two light sashes and a full height bay window on the right hand side and a large central dormer feature. On the Warrington Road elevation there is a three window range in relief panels with heavy stone cornices. Brick pilasters to arched bordered sash window over arched doorway. The original paneled door remains surrounded by a stone portico with square columns. A single storey white brick detached garage with a hipped roof lies to the left hand side. To the front is a gravelled drive with a limestone sett entrance and a wooden paling fence.





This page
Above:
29-31 Warrington Road

Below:
22-24 Warrington Road

The last two houses on this eastern side of the road are Nos 29 and 31, a pair of two storey white brick houses with a shared hipped slate roof. Each house has a five window range on the first floor with two pairs of arched sashes and a central sash. On the ground floor are two bays with flat roofs and stone headed sash windows. A large entrance sits between the bays with brick pilasters and stone cornice. No 29 has its original part glazed recessed front door whereas No 31 has a modern door flush with the front. To the front is a low pierced brick white brick wall with plain gate piers to driveways either side of the houses. No 29 has a modern flat roofed double garage. The road ends with the corner garden of No31.

On the western side of Warrington Road there are substantial Victorian terraces and paired houses. No's 6 and 8 are a pair of early 19th century red brick houses with hipped slate roofs. No 6 retains the original 8 light sashes and front door and has a red brick boundary wall which extends down Warrington Road to No 12 Anglesea Road. No 10 is a large red brick, slate roofed, Victorian corner property with full height splayed corner bay with modern top hung casement windows. There is a white brick string course at eaves and first floor level. A large entrance door faces Warrington Road with a pediment over a plaster arched detail. To the front is a low rendered wall with piers topped with small ball finials.

On the opposite corner of Ivry Street is the large corner garden of No12 Warrington Road. This is a large 2 storey detached red brick house with three steeply pitched brick gables. To the left

hand side is a double height bay with sash windows. On the right are pairs of sash windows under pointed arch brick details. The central entrance door is covered by a timber canopy with quatrefoil carved detail. A red brick panelled wall surrounds the property.

Nos 14 - 24 are pairs of C19 3 storey red brick houses. Each pair share a pitched slate roof and have paired entrance doors under a slate roofed canopy which runs between the ground floor bays. No 22 has had a bay added on the first floor. The front gardens have been tarmaced or laid with gravel for car parking which has broken the line of boundary walls which are a feature of this road.



No 26 is a highly detailed red brick Edwardian with a projecting front gable with a full height bay with 6 light upper sashes and plain lower. To the right of this gable there is a balustraded parapet with a large stained glass window below. The entrance door has glazed panels and is set under a pedimented brick detail.

No 28 is a detached double fronted red brick house with full height bays which are topped at roof level by a slate turret capped by terracotta finials. The house has had an unsympathetic alteration with the ground floor room on the left hand side being made into a garage at sometime in the mid C20. The bay window has been replaced with wooden folding garage doors. The property is bounded by a low red brick wall with triangular capped piers.

Nos 30-32 are a detached pair of 3 storey white brick houses with full height brick bays. Two arched sash windows sit above the arched brick entrance with recessed doors. To the front is a panelled white brick wall.

No 34 was built in 1880 by H.M. Eyton. It is a two storey detached white brick house with a hipped slate roof with tall chimneys at each end. It has a three window range with four light sashes with stucco lintels supported on consoles on the ground floor. There is central doorway with a stucco doorcase of pilasters and a cornice surrounding a panelled door with a rectangular fanlight. To the front is a white brick boundary wall with plain gateposts to front door and garage entrance.

No 36 is another substantial C19 red brick double fronted house with a hipped slate roof and a curved dormer. The first floor has a three window range with single sashes. On the ground floor paired sashes sit either side of the double entrance door with glazed panels. There is a modern extension to the left hand side of the

property set well back from the building line which minimizes its effect on the streetscene.

From this point until the junction with St Edmunds Road are a group of modern red brick flats which are described in the St Edmunds Road identity area. Beyond St Edmunds Road are Nos 44-46 "Highlands" a pair of two storey detached white brick houses of 1880 with a hipped slate roof and arched attic windows. A central panelled door is set via three stone steps in a recessed porch and there are brick pilasters with two light sashes to bay windows either side. The bays have flat roofs and wide brick mullions. On the first floor are semi-circular windows above the front door with triple sash windows on either side. On the St Edmunds road elevation there is a two window range with six light sashes and a bay window with two light casements. To the front is a modern white brick wall.

Between the two houses is a two storey link with a gable facing the road with a decorative bargeboard. There is one semi-circular arched bordered sash window at ground floor and one square bordered sash window on the first floor. An inscribed panel with "Highlands" is on the first floor.

The remaining properties on this side of Warrington Road are 1970s infill houses which bring the continuous line of substantial C19 houses to an abrupt end. The remnants of the large property which once stood on the corner plot of Warrington Road and Constitution Hill can be seen in the fine white brick boundary wall which makes a rather incongruous garden wall to the modern house which now sits on the plot.



Clockwise from left:
No 26 Warrington Road
No 34 Warrington Road
No 32 Warrington Road



top: 77 Henley Road
below: 59a Henley Road

7.8 Henley Road Identity Area

The lower part of Henley Road from Ivry Street up to St Edmunds Road is defined in the Henley Road Conservation Area. This conservation area starts at St Edmunds Road and ends just before Woodstone Avenue. On the western side of the road the architecture changes from large red brick Victorian terraces to smaller inter-war detached villas in well landscaped grounds. These houses were built on severance plots from the garden of 59a Henley Road a very large Victorian house formerly “The Poplars” which remains set back from the road on higher ground and is now in use as a home for the elderly. At the top of Henley Road opposite the junction with Park Road is the former Marlborough Hotel. This was originally a large detached red brick Victorian house and has attractive terracotta detailing and ornate chimney stacks. It has recently been converted to residential use with a new development of houses to the rear. The only listed building in this section of Henley Road is No77 “Highfield Lodge”. Built in 1870 and designed by J.R. Cattermole, it is a large detached red brick house, in the Victorian gothic style.

On the eastern side of the road there are a mixture of late Victorian early Edwardian properties and inter-war houses. These were built on land formerly used as nurseries for Christchurch Park. Beyond the junction with Ellesmere Road there is a terrace of Victorian red brick paired houses, No's 54-60. These houses have double bays, steep gables and slate roofs and all have their original window joinery of 6 light top sashes and plain bottom sashes.



7.9 Park Road Identity Area

Formerly known as Boundary Road, Park Road was laid out to connect the radial roads of Henley Road and Westerfield Road as a means of crossing the town at the head of Christchurch Park but avoiding the town centre. It was developed slowly with the building of Nos. 37 and 39 designed by W R Mills in 1883, but the majority of the large detached houses were built between 1896 and 1899.

From the junction with Henley Road, Park road stretches into the distance in a straight line. There are many mature trees lining the road and substantial houses on both sides.

On the southern side of the road at the corner of Henley Road there is a large corner plot on which stands No 2. This large detached red brick house is by H. M. Caultley and was built in 1913 with later additions. The house has a large full height projecting gable on the right hand side with a large pair of 8 light sash windows over the front entrance portico on pillars. The left hand wing has paired small 8 light sash windows. There is a small single storey double garage in red brick with a hipped clay tiled roof to the front of the house. The property is surrounded by a red brick wall which curves around the corner into Henley Road.



The next property is No 4 which was designed by R.C Wrinch in 1910. A large two storey detached red brick house with an attic. It has a clay tiled roof with overhanging dentilled eaves, casement windows and two dormers. There is a central gable with a paneled front door under a large curved canopy. On the south side of the house there are large double bays connected by a balcony on the first floor. Modern extensions have been built to the east and west of the house. The building has a red brick boundary wall surmounted by iron spikes and with plain gate piers.

No 6 is a large Tudor revival house of the early 1900's. The house has two storeys with the main block having a steep clay tiled hipped roof. There is a large full height gable in the center with a half timbered façade and detailed barge board. On the ground floor there is a porch with a clay tiled pitched roof with a recessed wooden door with glazed top panels. The rest of the house is of red brick with leaded light casement windows. On the left hand side there is another full height gable smaller in scale but with a half timbered first floor and a garage door on the ground floor. The property has a red brick boundary wall with two entrances. The entrance to the front door is flanked by plain gate piers with stone cappings and wrought iron gates. There is a larger entrance to the garage with tall gate piers capped with large stone pineapples. Large mature trees line the boundary between No 6 and No 8.

clockwise from top left:
6 Park Road, 4 Park Road,
Park Road view and
2 Park Road



this page
top: 16-16a Park Road and 22
Park Road
below left: The Bishop's
House
below right: 16-16a Park
Road Coach House



No 8 Park Road was once the Bishop's House and the house and attached chapel were built for this purpose by J Corder in 1895. This is a large, highly detailed three storey detached house in red brick with a tiled roof. There are four Flemish revival style gable ends facing the road, a further gable on the east facing side with a terracotta plaque dated 1895 and stone balustrades on the west corner of the building. There are large pane sash windows on the third floor and two large square windows of coloured leaded lights on the ground and first floor right of the central entrance. The central entrance has panelled doors recessed beside a window both under a heavily decorated terracotta broken pediment on pilasters. Above this is an oriel casement window. To the west of the house is the chapel built in the gothic style and connected to the house by a modern passage. The house is now used as a retirement home.

Next to the Bishop's House is No 14, a small and unremarkable 1930's infill house with a hipped clay tiled roof and roughcast and red brick façade. No 16 and 16a were built by J Corder in 1895 as the lodge to the Bishop's House at No 8. Built in the same Flemish revival style as the Bishop's House both houses are in red brick with clay tiled roofs.

No 16 has a Flemish gable on the north side and 16a has its gable on the south side. Both have 12 light sash windows and plain canopies over

panelled front doors. To the rear of the properties is a former coach house now garages. This building is also in red brick with a tiled roof and a lead covered cupola. A red brick wall fronts the property with plain gate piers topped by stone balls.

No 20 is a two storey house with a detached lodge again in the Flemish revival style. Built in 1896, it was designed by J. S. Smith with paired Flemish gables to the front and is of red brick with a clay tiled roof with fleur de lys finials to ridge ends. There are large paned sash windows with projecting surrounds and two recessed doorways with modern doors. Access to modern flats and maisonettes at the rear is through an arch in the brick wall to the right of the building.

No 22 is a two storey red brick house designed by F. Brown and G. Burgess and built in 1904 for G. J. Notcutt. It has a steep hipped clay tiled roof with a gabled dormer and timber dentilled eaves. There is a three window range on the first floor with a central gable flanked by brick pilasters. The central entrance door is under a brick arch and has an arched four light fanlight. On the east elevation is a distinctive side stair tower capped by a lead cupola. To the left of the house is a small red brick, hipped roof outbuilding. The property is surrounded by a red brick wall and has two entrances with gate piers topped with sloping tiled finials.



No 24 is a red brick detached three storey house with a pitched clay tiles roof. On the ground floor there is a large decorative wrought iron canopy running the length of the house. The original front door remains with its rectangular fanlight. To the front of the house is a modern red brick extension with a large hipped clay tiled roof. The over large scale of this extension detracts from the setting of the main house. The property has a red brick boundary wall with plain gate piers. Nos 26-28 are a pair of red brick three storey houses with gabled top storeys with four pane sashes. Both houses have full height flat roof bays with sash windows. To the left hand side of the bay there is a small four pane sash window above paired entrance doors with modern porch doors. To the front is a red brick panelled boundary wall with gate piers with brick finials.

No 30 is a large detached red brick house of three storeys with a half-timbered gabled dormer with paired sash windows. To the centre is a full height gable with a half-timbered and pebbledashed gable end and 3:1 sash window on the first floor. On the ground floor the sash windows have decorative terracotta window heads and wide brick mullions. The original front door has a rectangular leaded light fanlight. On the right hand side of the building there is an unattractive metal external staircase leading to a side door on the first floor. To the front is a red brick boundary wall with two entrances with plain gate piers. Nos 34 and 36 are by F. W. Crossley and were built in 1898. This pair of large semi detached red brick houses with double bays and large entrance porches with terracotta finials complete this side of Park Road. The northern side of Park Road has been developed in a different architectural style for the most part. There are a number of large Victorian paired houses with half timbered detail and a Tudor revival decorative motifs. At the western

end of the road is a row of railings behind which is the raised bank of the High Water Reservoir. This reservoir was first built in 1857 and then a second was built in 1880 and enlarged in the early 20th Century. The water tower was completed in 1933. After the reservoir there are a highly detailed pair of houses with turreted corner bays, clay tile hung gables and oriel style bays at the center of the front elevation built in 1893. The houses are now flats and have side entrance doors.

No's 9-11 are by Walter Brand and built in 1896. Again they are of red brick with mock tudor detailing such as leaded light windows and jettied third storey gables at each end. As with most of the houses on this side of the road they are set back with mature trees and planting to the front. No 17 now the Gables Guest House built in 1897/8 by H J Wright continues the red brick and half-timbered motif with stained glass in the upper lights of all the windows. The eastern side of the house has a round corner tower with bay windows topped by a copper cupola. From this point the houses revert to red brick detached villas with decorative detailing until No's 35, 37, 39 and 41 where the brick changes to Suffolk white. These houses were all designed by W.R Mills and built earlier than the rest of the road in 1883. No's 39 and 41 are two white brick Victorian detached houses built as a matching pair with ground floor bays either side of the entrance door. Both houses have their original timber window joinery but have been linked in the 1960's by a three storey white brick block. This addition is detrimental to the original buildings, which are now flats, and their setting has been impaired by the whole of the front gardens being laid to tarmac for parking and the lowering of the front boundary wall. This makes an unhappy termination to a very important road in the conservation area.

clockwise from top left:
30 Park Road,
24-36 Park Road,
17 Park Road, 39 Park Road
and 9-11 Park Road





Above:
1870 Main Block

7.10 Ipswich and East Suffolk Hospital Main Block

This grand building, which closes the view at the top of Berners street at the junction of Anglesea Road, is a prominent feature of the Ipswich landscape. Due to its position on high ground it can be seen from many vantage points in the town and is crucial to terminating the view up Berners Street in the Central conservation area. In 1985 Ipswich hospital moved to its new site on Heath Road leaving a complex site of buildings that had grown up over the last hundred years and engulfed the main block.

The site was developed to create a retirement home and many of the additional buildings were taken down leaving the main block in the prominent position that hadn't been seen for many years.

The original part of this Grade II listed building is of 1836 and was built by John Whiting but there

have been many 19th and 20th century alterations and additions. It is a grey gault brick building with a parapet and moulded brick cornice. It has three storeys and a five window range with double hung sashes with glazing bars in plain reveals with stucco cornice lintels to the lower storeys. The windows are separated by wide brick pilasters. A central stucco Ionic portico projects to the front with two pairs of plain columns rising through two storeys above a balustraded podium with a central entrance door approached by stone steps.

On either side of the cleared site, which slopes down to meet Anglesea Road, are some small scale bungalows with red clay tiled roofs. Although these buildings are not particularly harmonious with the surrounding buildings they are mostly hidden by the sloping site and high brick boundary wall.



Christchurch Park is Ipswich's best known park. Add Christchurch park.jpg It has its roots in the 12th century when the park formed part of a prosperous 643 acre estate established by the Augustinian monks of the Priory of Holy

8.0 Christchurch Park Identity Area

Christchurch Park is included in the conservation area as it is a focal point for the surrounding Victorian development, is the most significant landscape in the town and is listed Grade II under the English Heritage Register of Parks and Gardens. The Park lies just north of the old town wall and is generally rectangular in shape, tapering at the southern end where the boundary is formed by Soane Street. Along the northern boundary lies Park Road which was developed for housing between 1896 and 1899. The park covers approximately 82 acres and falls steeply from Park Road to Soane Street. The topography in the central section is pronounced with many steep undulations providing tangible evidence of 19th century gravel extraction. There are four main entrances to the park, all with lodges. They are situated off Soane Street, Bolton Lane, Park Road and Henley Road. There are also a number of informal footpath entrances as well as the Bridle Way which runs north-south on the western side of the park, dividing the Upper and Lower Arboretum.

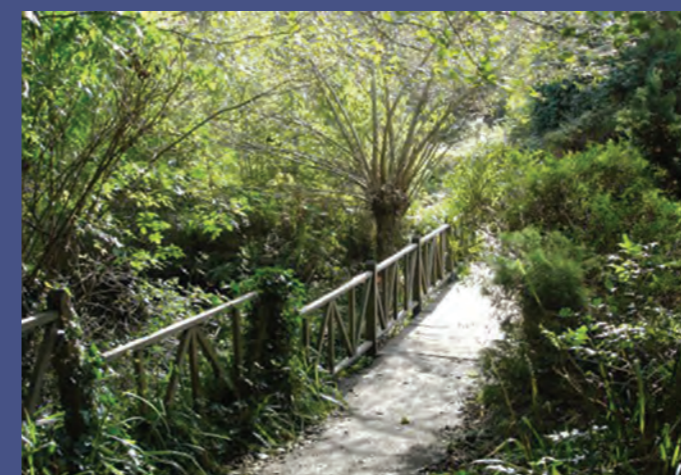
The present layout of the park can be attributed to three principal phases of development: its origins as an Augustinian Priory in the 12th century; its improvements under the Fonnereau family in the 18th century and its transformation from private estate to a public park in the late 19th and early 20th centuries.

Trinity. The sole present day reminders of the Priory are the Round Pond and the Wilderness Pond and a section of its enclosure wall. The ponds are thought to have served as fish ponds which helped feed the monks and were still being used for fish until the early 1700's.

In 1536 Henry VIII demolished the Priory and in 1545 the land was sold to a London merchant Paul Withypoll. In 1548 his son Edmund built a house on the ruins of the Priory which forms the basis of the mansion today.

Claude Fonnereau's acquisition of the mansion and Park in 1734 coincided with an ambitious programme of alterations to its park and the pleasure ground. This included stocking the park with deer, rebuilding of the servant's lodges at Soane Street and Westerfield Road and the addition of an underground ice house. The landscape remained in Fonnereau hands for almost 160 years until 1895 when the mansion was gifted to the town by local benefactor Felix Thornley Cobbold. The Park was officially opened to the public on 11th April 1895.

In 2004 the Council won a Heritage Lottery Fund grant for £4 million to restore Christchurch park. The restoration will include a new education building at the Bolton Lane entrance, Victorian planting schemes in the arboretum, works to the ponds and paths.



above: Christchurch Park
below left: Arboretum
below right: Park Lodge

conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2027 are contained in the Core Strategy and Policies Development Plan Document (2011).

Policy CS4: Protecting our Assets

The Council will seek to protect and enhance the character and appearance of conservation areas by preparing character appraisals and using them to guide decisions about development.

Development Management Policy DM8

The Council will seek to protect and enhance the character and appearance of Conservation Areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.

The Council is keen to protect and enhance the town's 14 designated Conservation Areas. The character appraisals and management plans for each area highlight what is distinctive about the area including building styles, street patterns, land form, historical development and key views. Proposals for development will need to indicate precisely how each scheme will preserve and enhance the conservation area in which it is located by a thorough appreciation of these distinctive characteristics

National advice for identification and protection of listed buildings, conservation areas, archaeological remains is set out in the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990. The general approach to managing heritage assets will also follow the guidance set out in BS7913⁵.

The NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Loss of a building (or other element), which makes a positive contribution to the significance of a conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate, taking into account the relative significance of the element afflicted and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Where changes to the elevations of buildings, alterations affecting boundary walls etc. on the street frontage or works to trees are proposed, owners and occupiers are advised to consult the Town Planning Service for assistance and agreement on the need for consent for any such change.

Any Planning Applications for development in the area will receive particular advance publicity in the local press and on site. Representations about them will be welcomed and will be taken into account when considering such proposals.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Town Planning Manager or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.

In this Conservation Area, the Council attaches particular importance to encouraging the retention and repair or reinstatement of special features of the area such as traditional timber window fenestration including original glazing bars, leadwork and decorative ironwork to windows; brick boundary walls and gate piers, porches and other architectural features of interest.

Certain types of minor development outside conservation areas do not require planning permission. This is known as 'permitted development'. Where the Council considers such changes might be detrimental to the character and appearance of the area it will consider requiring planning permission for these alterations, subject to prior public consultation.

In special cases, the Council will consider supporting the relaxation of normal Planning Standards, Building Regulations, Public Health and Housing Standards where these conflict with sound conservation principles or practice for protecting or enhancing the character or appearance of the conservation area.

3. Protection and Enhancement Uses

The appearance of this area is strongly residential in character and is dominated by large Victorian and Edwardian villas with spacious well planted gardens. There have been some inter-war and later infills prior to designation with gardens being halved to create building plots. On the whole the area retains its single family dwelling character with some educational and medical use.

New development

The composition of the buildings and spaces within this conservation area gives very little scope for new development if the spacious well landscaped character is to be protected. Where new buildings are proposed to stand alongside historic buildings, their design will require very careful consideration.

Development which would be likely to create infill plots within the gardens of large villas would be detrimental to the spaciousness and landscape which are significant characteristics of the conservation area and a reason for its designation.

Architectural features Protection

The conservation area has a wealth of interesting architectural details, particularly ornamental brickwork to chimneys, gables, bays and boundary walls and gate pier cappings. A number of large Victorian mansions have impressive belvederes, gables and entrance gateways. Many of the houses retain their original window joinery.

Boundary walls, particularly those with ornamental brickwork designs also contribute to the character of the area and should be maintained and repaired. If these are in poor condition they should be carefully rebuilt rather than dismantled. Where good historical evidence exists or where original detailing is missing this should be reinstated in traditional materials when the opportunity arises. The design of gate piers (and gates) of suitable scale, height and materials will be important if openings are widened.

Reinstatement

A special feature of the area are the many fine entrances flanked by piers. On Constitution Hill the piers were designed to have cappings and large ball finials in red terracotta. These survive at No 17 and No 9 but are missing at Nos 13,15 and 19. The setting of these houses would be greatly enhanced if the missing components were reinstated. A similar situation exists in St Edmunds Road East where No 12 is the only house in a terrace of houses to retain a pair of gate piers with their terracotta ball finials. Reinstatement of the remainder would greatly enhance the street.

Brick Cleaning

Brick is the dominant building material in Ipswich both red and local Suffolk Whites. Suffolk White bricks, over time, weather to a grey colour. These bricks are often cleaned to attempt to restore them to their former cream colour however this course of action, if done by inexperienced contractors, can lead to long term problems.

White bricks are made with a high quantity of chalk which gives the bricks their distinctive colour. When the bricks are fired a hard fireskin is formed whilst the inside of the brick remains relatively soft. When these bricks are cleaned by the process of grit blasting, the protective fireskin

is removed and the softer inner brick is exposed to the weather and the atmosphere. This leads to the slow erosion of the brick and the risk of water penetration into the wall. A light water or chemical wash using fine jet sprays is less likely to damage the brickwork or pointing. Grit blasting can also damage and remove the mortar joints between bricks creating another opportunity for water to penetrate and the need to repoint.

If any cleaning of Suffolk White bricks is desired then the use of an experienced cleaning contractor is strongly advised. For further advice and information on cleaning please contact the Conservation Team on 01473 432935/4 or at www.ipswich.gov.uk/Services/Conservation.

Paving & Landscaping

Paving in the area is mixed, with 600mm concrete slabs in some areas, tarmac in others and limestone and granite setts and quadrant corners remain in many places. However the mixed composition of the footpaths especially in Broughton Road detract from the special interest of the area.

A major feature of the area are the many large trees and well stocked gardens which create a wooded atmosphere to the area. The preservation of these features is vital to the character of the area.

Street Furniture

Street furniture does not have an adverse impact on the conservation area but several streets suffer from the prominent and unsympathetic positioning of telegraph poles carrying overhead telephone wires, in particular outside No 28-30 Broughton Road and No's 29, 33-35 Graham Road. These wires should be buried underground and the poles removed when the opportunity arises. This would significantly enhance the appearance of the affected streets.

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APPENDIX 1

Listed Buildings The area contains a number of Listed buildings;

Building	Risk Rating	Grade
Woodside, Constitution Hill	5	II*
Drumbeg, Constitution Hill	6	II
No. 77 Henley Road	6	II

Risk Rating

The risk rating category refers to the English Heritage system for measuring both the condition of the fabric and the level of potential risk of a listed building. The ratings range from 1-6 where 1 is in very bad condition and vacant, and 6 is in good condition and occupied. Category 4 are buildings which are increasingly in need of maintenance.

Local List

The following buildings have been identified as contributing to the special character and appearance of the area:
Broughton Road 5, 11, 25
Constitution Hill ‘Westwood Lodge’
Graham Road 3, 47-47a, 49, 51-53
Park Road 4, 8 (Bishops House) 20, 35-37, 39-41, 16,16a
Warrington Road 1,9, 27, 34, 44-46
Ivry Street 1, 2, 48

APPENDIX 2

Archaeological finds from the conservation area:

Ref	Site name	Period	Summary/description
IPS 002	Ivry Street	Prehistoric	Worked flint found 3 feet beneath surface and sand associated with 'Iron Age' pot and animal bone.
IPS 118	Lower Arboretum Christchurch Park	Medieval	Dressed stone possibly limestone with mouldings, Norman
IPS 119	Upper Arboretum, Christchurch Park	Medieval	Possible site of Ipswich castle
IPS 157	Church of Holy Trinity, ChristchurchPark	Medieval	Priory of the Holy Trinity, said to be mainly between Christchurch Mansion & St Margaret's Church
IPS 249	Christchurch Park	Post Medieval	Public park circa 28 ha deriving from park of Priory (founded circa 1147) and mansion (1548,1550,1564,partly reconstructed 1675 after fire).
IPS Misc	Christchurch Park	Post Medieval	Deer Park at Christchurch Park
IPS Misc	Constitution Hill	Medieval	Short cross penny

APPENDIX 3

Glossary of Architectural Terms

Acanthus	A plant with thick fleshy leaves used on carved ornamentation of Corinthian and Composite capitals and on other mouldings.	Gable	The triangular upper portion of a wall at the end of a pitched roof.
Bargeboards	Projecting boards placed against the gable of a building and hiding the ends of horizontal timbers; sometimes decorated.	Hipped roof	A pitched roof without gables where all sides of the roof meet at an angle.
Bracket	A small supporting piece of stone or other material often formed of scrolls to carry a projecting weight.	Jetty	The projecting floor joists supporting the overhang of a timber framed building.
Canopy	A projection or hood over a door or window.	Keystone	The central stone of an arch or a rib vault sometimes carved.
Capital	The head or crowning feature of a column.	Modillion	A small bracket or console of which a series is frequently used to support a cornice arranged in pairs with a square depression between each pair.
Cartouche	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription.	Mullion	A vertical post or other upright dividing a window or other opening into two or more lights.
Casement window	A metal or timber window with the sash hung vertically and opening outwards or inwards.	Oriel	A bay window which projects from an upper floor only.
Console	An ornamental scrolled bracket, normally in stone or timber, usually supporting a projecting lintel, fascia etc.	Pantile	A roofing tile of curved S-shaped section.
Corbel	A projecting block, which may itself be carved, supporting a parapet, lintel or beam.	Parapet	A low wall protecting the edge of a roof.
Cornice	Any projecting, ornamental moulding along the top of a building, wall, arch etc finishing or crowning it.	Pargetting	Exterior plastering of a timber framed building usually modeled in designs.
Cupola	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.	Pediment	A low pitched gable above doors or windows, it may be straight sided or curved segmentally.
Dentilled	A series of small square blocks forming a moulding used in classical cornices.	Pilaster	A shallow pier or rectangular column projecting only slightly from a wall.
Diaper-work	All over surface decoration composed of a small repeated pattern such as lozenges or squares.	Porte-Cochère	A porch large enough for wheeled vehicles to pass through.
Eaves	The lower border of a roof which overhangs the wall.	Portico	A roofed space, open or partly enclosed, forming the entrance and centre piece of the façade, often with columns and a pediment.
Entablature	The horizontal group of bands in classical architecture that rests on top of the columns or pilasters and consists of an architrave at the bottom, a frieze in the middle (which is sometimes decorated), and cornice at the top.	Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size or projection.
Fanlight	A window, often semi-circular, over a door with radiating glazing bars suggesting a fan.	Rusticated	A surface or face to a wall with rough surfaced masonry blocks having bevelled or rebated edges producing pronounced joints.
Fascia	The horizontal board over a shop front which carries the name of the shop. Can be ornamental.	String course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Finial	A formal ornament at the top of a canopy, gable, pinnacle etc.	Stucco	Plasterwork
		Terracotta	Fired but unglazed clay, used mainly for wall covering and ornamentation as it can be fired in moulds.
		Tripartate	Made up of three parts.
		Venetian Window	A window with three openings, the central one arched and wider than the others.
		Voussoir	A brick or wedge shaped stone forming one of the units of an arch.